ACCESSORY DWELLING UNIT

Accessory Dwelling Unit: An additional, self-contained dwelling unit that is secondary to the Single-Family Dwelling. Accessory dwelling units are commonly referred to as “Granny Flats”, “Secondary Units”, or “Mother In-Law Apartments.”

Credit River Zoning Ordinance 7-3 Accessory Dwelling Units

Zoning District these may be permitted:  R1, UER, UER-C, RR

Permits: Requires a zoning application fee and annual inspection. Building permit typically also needed.

Eligibility:

1. Any lot proposed for an accessory dwelling unit shall contain a principal single-family dwelling.
2. The principal single family dwelling on the lot shall be owner-occupied.
3. Minimum Lot Size for Detached Accessory Dwelling Units. The lot on which a detached accessory dwelling unit is located shall be at least five (5) acres in size.

Performance Standards:

1. Not more than one (1) accessory dwelling unit shall be allowed on a lot.
2. Occupancy of the accessory dwelling unit is limited to family members related by blood, marriage, or adoption. There shall be an annual verification that the persons living in the accessory dwelling unit are family members as defined herein.
3. Size. In no case shall the habitable square footage of an accessory dwelling unit be more than forty (40) percent of the habitable area of the principal single family dwelling, nor more than eight hundred (800) square feet, nor less than three hundred (300) square feet. For the purposes of accessory dwelling units within or attached to a garage, only the habitable portion shall be calculated for accessory dwelling unit size requirements.
4. Amenities. An accessory dwelling unit shall not contain more than one (1) bathroom, one (1) kitchen (with or without eating area), one (1) utility room, two (2) bedrooms, and one (1) living/multi-purpose room.
5. Sewage treatment shall be provided for the accessory dwelling unit in accordance with the Scott County Individual Sewage Treatment System Ordinance No. 4.
6. Off-Street Parking. In addition to the parking spaces required for the principal single family dwelling on the lot, two (2) off-street parking spaces shall be provided for the accessory dwelling unit.
7. Driveway. An accessory dwelling unit and its supporting parking area shall be served by the same driveway and access that serves the principal single family dwelling.

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8. Detached Accessory Dwelling Unit Setbacks. In addition to meeting principal building setbacks, the detached accessory dwelling unit shall be located in the side or rear yard of the principal single family dwelling and be separated by at least ten (10) feet from the principal single family dwelling, but not more than one hundred fifty (150) feet.

   a. The exterior design of an accessory dwelling unit shall incorporate a similar architectural style, roof pitch, colors, and materials as the principal single family dwelling on the lot.
   b. Attached accessory dwelling units shall be designed so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family dwelling.
   c. Detached accessory dwelling units shall be situated in such a way as to minimize its visibility from adjacent streets and properties.
   d. All related aesthetic matters including architecture and landscaping shall be subject to review by the Zoning Administrator.

10. An accessory dwelling unit shall not be subdivided nor otherwise segregated in ownership from the principal single family dwelling.

11. All kitchen appliances and/or plumbing equipment shall be removed once the accessory dwelling unit is no longer occupied by a family member.

12. Other Regulations. The accessory dwelling unit shall comply with all other local and state regulations.

13. Additional conditions may be imposed to ensure that the proposed use is compatible with the surrounding land uses.

Elimination/Expiration:

1. Termination. Any accessory dwelling unit permit may be terminated if the use in question violates any of the standards of this Ordinance, or any conditions placed on the permit.

2. Expiration. Any accessory dwelling unit permit shall expire upon the occurrence of any of the following events:
   a. Re-zoning of the property to a zoning district in which accessory dwelling unit is not specified as an allowable use.
   b. The unit is no longer occupied by a family member as defined in Section 7-4-4.
   c. All kitchen appliances and/or plumbing equipment are removed and the unit no longer meets the definition of a dwelling unit.

* The information presented on this sheet is a summary of the uses and performance standards as set forth in the Credit River Zoning Ordinance and is for informational purposes only. Other ordinance provisions may also apply. The official zoning regulations can be found on the Credit River website: [https://creditriver-mn.gov/planning/default.html](https://creditriver-mn.gov/planning/default.html)